

Before the Board of Zoning Adjustment, D. C.

Application No. 11722, of Lucia G. Warren, pursuant to Section 8207.11 of the Zoning Regulations for a variance from the side yard requirements of the R-3 zone as provided by Section 3305.2 of the regulations and a variance from the open court requirements of Section 3306.1 of the regulations to permit a second story rear addition to a nonconforming structure as provided by Section 7107.22 of the regulations, at 3329 Q Street, N. W., Lot 833, Square 1278.

HEARING DATE: September 18, 1974

EXECUTIVE SESSION: Granted from the Bench at Public Hearing.

FINDINGS OF FACT:

1. The applicant proposes to construct an addition to be located on top of an existing rear addition to the subject property.

2. The proposed addition is necessary to enlarge a second story bedroom and bathroom.

3. The proposed addition would not decrease the size of the existing side yard and open court measurements of the structure located on the subject property.

4. The opposition was registered at public hearing.

5. The Board takes notice of the fact that six (6) property owners within the immediate neighborhood of the applicant have submitted letters in support of this application.

CONCLUSIONS OF LAW:

Based upon the above foregoing Findings of Fact, the Board concludes that the applicant is faced with a practical difficulty as a result of strict application of the Zoning Regulations in that such strict adherence to the law would deny the applicant a beneficial use of his property when the proposed addition is not objectionable to abutting and adjacent property owners.

ORDERED: That the above application be GRANTED.

VOTE: 3-0 (Mr. Klauber and Lilla Burt Cummings, Esq.,  
not voting, not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: James E. Miller  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: SEP 25 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF  
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY  
PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT  
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS  
ORDER.